

Council Tax Band: D

Somerset. TA4. Tel/ 01643 703704

West Somerset Council, 20 Fore Street, Williton, Taunton,

Local Authority:

mains drainage, gas fired central heating.

Mains water with meter, mains electricity,

Services:

with vacant possession on completion.

The property is offered for sale freehold, by private treaty

Tenure:

GENERAL REMARKS AND STIPULATION

Guide Price :£300,000

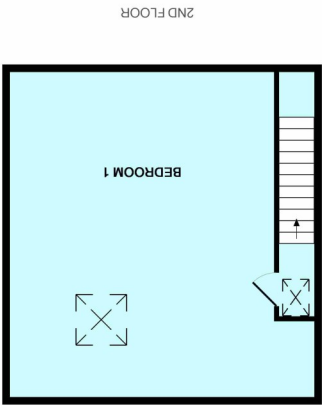
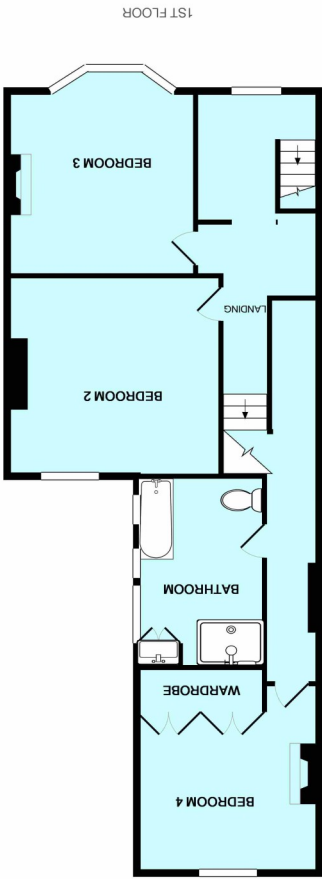
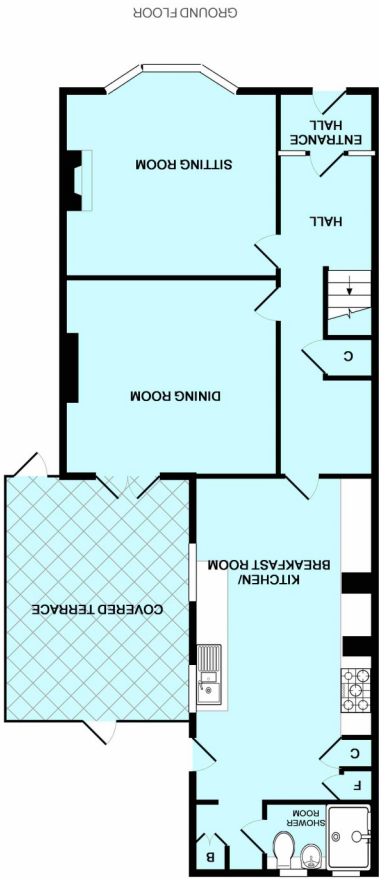
Summerland Avenue,
Minehead | Somerset | TA24 5BW

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 5. Photographs taken and details prepared March 2014. expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller. THE PROPERTY MISDESCRIPTIONS ACT 1991 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not



THERE IS SOME RESTRICTED HEIGHT IN BEDROOM 1.
Made with HARPIS 02018





DESCRIPTION: A beautifully presented and well maintained spacious end of terrace family home within easy walking distance of all town centre amenities. Whilst retaining many of its original features such as picture rails and ceiling mouldings, the property also benefits from the modern day conveniences of gas fired central heating and double glazing throughout. Other benefits include four double bedrooms over two floors, good sized Kitchen / Breakfast room with Utility area and large, light and airy Sitting and Dining rooms.

The accommodation comprises in brief : Entrance through double glazed door into tiled porch area and door into entrance hallway with laminate flooring, stairs to the first floor with cupboard under and further doors into the Sitting Room, Dining Room and Kitchen. The Sitting Room is at the front of the property providing an attractive room with high ceilings, coving detail, double glazed bay window, working open fireplace with wooden surround. The Dining Room has double glazed patio doors leading to a pretty covered outside seating area which is delightfully surrounded with an abundance of foliage, making a very attractive outside space for relaxing. The large Kitchen/ Breakfast Room has two side aspect windows and double glazed door to the rear garden, tiled floor and an extensive range of base and wall units with the addition of a useful Kitchen island and a good sized seating area. Integrated appliances include gas hob with electric oven and extractor hood over, fridge, dishwasher and washing machine. The Utility area and Shower Room are both accessed from the Kitchen. The Utility area has space for tall fridge freezer, with cupboard housing the boiler and tumble dryer. A further door leads to the Shower Room consisting of a white low level w.c, hand basin set in a vanity unit and large walk in shower.

Stairs rising from Hallway to the first floor landing with laminate flooring and doors leading to Bedroom 4 and family bathroom. Bedroom 4 has rear aspect double glazed window, fitted wardrobe and feature fireplace .The bathroom

consists of a four piece white suite including a large bath, separate shower, low level w.c and hand basin set in vanity unit with heated towel rail. Further steps lead up to Bedroom 2, a good sized room with rear aspect double glazed window, and Bedroom 3, an attractive room with front aspect double glazed bay window and feature fireplace. A further set of stairs with front aspect double glazed window will lead you to Bedroom 1, this being the Master bedroom with some restricted head height and benefitting from a large Velux window .

Outside the property is approached through a wrought iron gate with path leading to front door, the remainder of the front garden being laid with ease of maintenance in mind. A gate at the side of the property gains entry into the covered seating area with door into the garden which boasts a pretty patio, raised flower beds and a useful garden shed. There is a rear access gate to a council maintained lane, with the possibility to create off road parking (subject to applying for the normal Planning Permissions)

SITUATION: Minehead is one of West Somerset's well known and best loved coastal resorts, nestling as it does between the slopes of Exmoor and the sea. The town offers a wide range of attractions, including the beach, promenade, harbour, beautiful gardens, and a colourful tree lined avenue with an array of shops and services. Dominated by the wooded slopes of North Hill, the whole area is known for its outstanding natural beauty and there are superb walks over open moor land, through woodland and along the coast.

DIRECTIONS: From our office in Park Street turn right and follow the road into The Parade. Take the second turning on the right into Summerland Road and then first left into Summerland Avenue where the property will be found on the right hand side indicated by our For Sale board.



A spacious and well presented four bedroom end of terrace family home, retaining many original features with the benefit of being within easy walking distance of all town centre amenities.

ACCOMMODATION *[All measurements are approximate]*, **ENTRANCE LOBBY**, **ENTRANCE HALL**,
SITTING ROOM 13'9" (4.23m) into recess x 14'8" (4.51m) into bay **DINING ROOM** 13'9" (4.23m) into recess x 13'0" (3.96m)
KITCHEN/BREAKFAST ROOM 21'3" (6.49m) x 11'9" (3.62m) max
FIRST FLOOR LANDING, BEDROOM FOUR 11'10" (3.38m) x 10'2" (3.10m) min **BATHROOM**
BEDROOM THREE 13'9" (4.24m) x 13'0" (3.96m) **BEDROOM TWO** 14'8" (4.51m) x 13'3" (4.05m)
SECOND FLOOR LANDING BEDROOM ONE 16'5" (5.02m) x 12' 5" (3.81m) min (some restricted head height)